149.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,100 / 788,100
					USE VALUE:	788,100 / 788,100
					ASSESSED:	788,100 / 788,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
341		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHLEVKOV EVGENY
Owner 2:	MARTINEZ PAULA GUTIERREZ
Owner 3:	
Street 1:	341 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEFFERNAN LEO P TRUSTEE & -
Owner 2:	HEFFERNAN DEBORAH A TRUSTEE -
Street 1:	341 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,018 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5018.000	331,700		456,400	788,100
Total Card	0.115	331,700		456,400	788,100
Total Parcel	0.115	331,700		456,400	788,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.43 | /Parcel: 514.4

Legal Description

User Acct 98520

GIS Ref

GIS Ref

Insp Date 01/14/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0007-0005.0

!11686!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,700	0	5,018.	456,400	788,100	788,100	Year End Roll	12/18/2019
2019	101	FV	251,800	0	5,018.	427,900	679,700	679,700	Year End Roll	1/3/2019
2018	101	FV	251,800	0	5,018.	353,700	605,500	605,500	Year End Roll	12/20/2017
2017	101	FV	251,800	0	5,018.	325,200	577,000	577,000	Year End Roll	1/3/2017
2016	101	FV	251,800	0	5,018.	296,700	548,500	548,500	Year End	1/4/2016
2015	101	FV	237,900	0	5,018.	291,000	528,900	528,900	Year End Roll	12/11/2014
2014	101	FV	237,900	0	5,018.	270,400	508,300	508,300	Year End Roll	12/16/2013
2013	101	FV	237,900	0	5,018.	257,300	495,200	495,200		12/13/2012

PRINT

Date	Time
12/11/20	01:49:42

LAST REV

Date	Time
08/10/20	13:38:43
danam	
11686	

USER DEFINED

Prior Id # 1:	98520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFERNAN LEO P	70795-535		3/29/2018		805,000	No	No		
HEFFERNAN LEO &	61151-330		2/8/2013	Convenience	1	No	No		
	16180-414		5/1/1985		154,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2020	727	Wood Dec	8,050	C				
1/10/2012	30	Manual	3,821					air sealing & insu
4/14/1998	189	Manual	2,000					REROOF PORCH
5/28/1992	204		3,250					8X16 DECK/DEMO EX.

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2009	Meas/Inspect	372	PATRIOT
2/12/2000	Inspected	197	PATRIOT
11/23/1999	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5018		Sq. Ft.	Site		0	80.	1.14	9									456,433						456,400	

Total AC/HA: 0.11520 | Total SF/SM: 5018 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 456,433 | Spl Credit | Total: 456,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33537853
Const Adj.:	0.98990101
Adj $ / SQ:	171.846
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407462
Depreciation:	75788
Depreciated Total:	331674

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

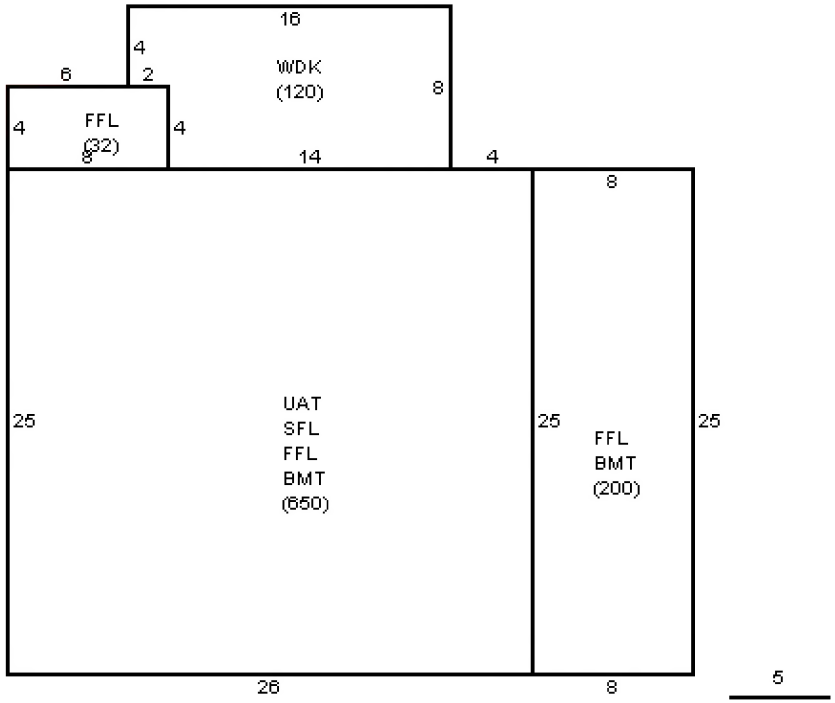
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.85
Special Features:	0	Val/Su Net:	124.47
Final Total:	331700	Val/Su SzAd	216.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	882	171.850	151,568
BMT	Basement	850	51.550	43,821
SFL	Second Floor	650	171.850	111,700
UAT	Upper Attic	163	68.740	11,170
WDK	Deck	120	14.190	1,703

Net Sketched Area:	2,665			Total:	319,962
Size Ad	1532	Gross Are	3152	FinArea	1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	